

KFH

Office Staff

Paul Tourné
Community
Director

Veronica Huling
Assistant Manager

Rick Theroux
Assistant Manager

Kristi Wagner
Sr. Leasing Agent

Christine Coffield
Accounting

R.J. Sarracino
Customer Service

Maintenance Staff

Joyce Melton
Maint. Coordinator

Debbie Melton
Maint. Coordinator

Bill Ward
Asst. Maint. Supv.

Records Update

Remember, if you re-enlist, change phone numbers, get promoted, etc. come by the office so we can change our records. It's important we have current information.

THANKS

From all of us at KFH. We all enjoy being here working with the Kirtland Team.

January 2008 Kirtland Family Housing Monthly Newsletter

1008 Golden Smoke Dr. Albuquerque, NM 87116 "www.kirtlandfamilyhousing.com"

Phone: 232-2049, Fax: 255-0155:

Emergency/After Hours Maintenance: 266-0079

Office Hours: 8:00 AM to 6:00 PM Monday through Friday

HAPPY NEW YEAR !!!!!!!

We hope everyone had a great Christmas and an enjoyable New Year! Most of all, we hope everyone is back safe and sound.

CHRISTMAS DECORATIONS

CONGRATULATIONS TO THE CHRISTMAS DECORATION CONTEST WINNERS. The names of the winners are posted in the KFH office.

All decorations should be taken down no later than January 8th. For those of you who have to get on the roof to remove lights, please be extremely cautious. Roofs will be even more slippery than usual in cold weather. ALSO, next year please comply with the NO ROOF ACCESS restriction.

BAH

A flyer was recently distributed to all homes explaining the BAH, how it works in privatized housing and the need to change the allotments currently in place. You can come by the KFH office to do this or you can attend our after hours "allotment parties" during January, any Tuesday or Thursday from 5:00 pm to 8:00 pm. **DO NOT go directly to the Finance Office.** They won't have all the information necessary to complete the process. **Also, we have been informed you can't make the change(s) on line.** Our goal is to have all allotment changes in place for February 1st. Remember, the new rent rate will start February 1st whether or not your allotment has changed.

COLD WEATHER

Several houses experienced frozen pipes over the holidays. Take a few moments and read the WINTER TIPS on page 2. If the temperature drops below freezing, leave a faucet dripping at night. And if you're going to be away from your home, it becomes extremely important to do this.

Also, PLEASE disconnect any hoses from hose bibbs! Failing to do this can result in the hose bibb freezing. Next time you turn it on, you'll get a flood coming out of your wall.

SIDEWALKS

PLEASE! Don't park on the sidewalks or rock yards! This includes cars, trucks, motorcycles, trailers....ANY vehicle.

CLEANER'S LIST

We maintain a list of cleaning vendors at our office. We have no affiliation or relationship with them, but they have proven in the past that their performance meets the standards required by KFH. If your interested, come by and pick up the list. You'll have to contact the vendor(s) and negotiate your own "deal", based on the condition of your house. **If you are interested in providing cleaning services and want to be included on the list, come by our office and discuss it with us.**

QUIET HOURS

Monday thru Thursday 10PM-6AM
Friday thru Sunday 11PM-6AM

During quiet hours, there should be NO NOISE discernable outside your house. At other times, if you're TV, stereo or party can be heard more than 10 feet away, it's too loud. This applies to vehicles also. If you're car stereo can be heard by residents in their house, it's too loud

TRASH & RECYCLE CONTAINERS

Continues to be a problem. **Please**, put your container(s) out the night before pick up and put them away when it's done. You **CANNOT** leave them in the street, in the front yard, etc.

PETS

We've received several calls about pets out in the cold. Please take care of your pets! If you feel a pet is being mistreated, call the Law Enforcement Desk to report it.

VEHICLES

Please "read and heed". We put this in every newsletter because we keep noting violations.

Vehicles can only be on streets, drives or in garages. They can't be driven or parked on sidewalks, yard areas (grass or rock) or common areas. These are vehicles of ANY type - cars, trucks, trailers, motorcycles, motorscooters, ATVs, etc. It's not allowed to take your off road vehicle "off roading" anywhere in housing. Trailers can be parked in housing for NO MORE THAN 24 hours during the week. On weekends it's from Friday afternoon to Monday morning. This applies to ALL trailers.

Other than changing tires, changing a battery, replacing wipers or something similar in nature, working on vehicles on the street, in your drive or in your garage isn't allowed. If the work will take more than 15 to 30 minutes, you have to raise your hood or jack your car up to do the work (other than the tire change) you're probably violating your lease. NOTHING involving changing POL products (oil, grease, anti-freeze, power steering fluid, brake fluid, etc.) can be performed in housing. If your vehicle leaks, get it fixed as quickly as possible. Leaking POL products are prohibited by KFH rules and KAFB regulations.

Kirtland Family Housing January 2008 Newsletter

Kirtland Family Housing Board Of Representatives

****Housing Representatives:****

Primary Contact for Representatives

CMSgt. Crisler, 377th MSG
846-7711

Village III:

Capt. Kenneth Fetters, AFOTEC
232-2680

Village IV:

MSgt. Kyshia Newsome, AFRL
453-5724

Village V:

SSgt. Melanie Duplantis, SDTW
353-2653

Village VI:

SSgt. David Garner, 377MSG
890-7557

Village VII:

SRA Daniel Bergmann, 898MUNS
254-7766

Pershing:

SSgt. Jason Grabke, 58MXS
255-6941

Village Representatives meet with KFH on a monthly basis. If there are issues you'd like discussed, please inform your representative.

The above information is For Official Use Only

SPEEDING

STILL A PROBLEM: If you see someone speeding in housing, note the license number, type of vehicle, date, time and location. Call this information in to Security Forces. Base leadership assures me they will follow up on these type calls.

Issues Of Interest:

WINTER TIPS

Disconnect all hoses from exterior faucets. This will prevent the faucet from freezing and leaking into the house.

Leave a faucet dripping at night when temperatures get below freezing.

To ensure maximum efficiency of your furnace, make sure the return air grill is clean and not obstructed.

ROOMMATES

We continue to receive reports that some homes have roommates, people other than the family on the lease, living with them. If you have anyone living with you that isn't on the lease, they need to leave. This is considered a major lease violation and could result in termination. We've delayed following up on this until after the holidays but will be doing so in the near future.

BULK TRASH PICK UP

The intention of this service is to assist move-ins and move-outs. In the future, these are the only pick-ups that will be done. Also, items that we don't pick up at all include appliances, furniture, fences, computers and monitors, hazardous materials and items that are contaminated with such materials. Any item that might have POL product contamination should not be included in bulk pick up items.

CHRISTMAS TREES

If you have a tree to dispose of, feel free to bring it to the Maintenance Office dumpsters. KFH will not pick up trees left on the curb, but you are welcome to use our dumpsters.

" Maintenance Corner "

The following listed items are considered to be after-hours emergencies. On-Call Maintenance: 266-0079. Carbon Monoxide Detector or Smoke Alarm Alarming, (Alarming is 3 quick beeps every 5 seconds, if the Detector is chirping once every 15 seconds it just needs the battery replaced; remove the battery and come to the office during normal working hours and we will gladly give you a replacement battery).

- Gas Leaks that set off the Carbon Monoxide Detector.
- Flooding, no water or no Hot Water in the home at all.
- Heater not working at all.
- Oven and Burners not working at all.
- Sewage Back-ups of any type.
- Backed up toilet, if this is the only toilet in the entire home.
- Fire in the home of any type.
- Locked out of the house.

If you experience any of the above, please call the number shown above. If you have a maintenance problem that is not an emergency, call the Maintenance Office the next morning to initiate a work order.